

**CITY COMMISSION
AGENDA
REGULAR MEETING
JANUARY 15, 2025
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, JANUARY 15, 2025 at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

To submit written comments requesting an item for City Secretary, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

- 1) **Call Meeting to Order**
 - a) Invocation - Commissioner Rene Perez
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest**

" Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time? " **(City Attorney)**
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter - "Pet of the Week"
 - b) Mayor's Business of the Month - "Just Fresh"
 - c) Proclamation - National Society Daughters of the American Revolution
 - d) Proclamation - Amanda C. Elizondo - 13 years and 7 months of service to the City of Harlingen
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Regular Meeting of November 20, 2024
 - b) Regular Meeting of December 4, 2024
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to adopt an ordinance on second and final reading for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 318 S. New Hampshire Street, bearing a legal description of Lot 1, Block 3, South New Hampshire Subdivision. Applicant: Juan Ruiz. Attachment **(Planning & Development)**
 - b) Consideration and possible action to adopt an ordinance on second and final reading for a rezoning request from Not-Designated ("N") District to Planned Development ("PD") District for

one (1) commercial lot and fifteen (15) duplex lots out of Lot 1, Block 2, Georgette Subdivision, located at the southwest corner of Ted Johnson Lane and Bass Boulevard. Applicant: Georgina Gonzalez. Attachment. **(Planning & Development)**

- c) Consideration and possible action to adopt an ordinance on second and final reading to abandon and vacate the South 18 feet of an existing 65-foot shared parking and access easement, being 0.12 acres out of Lot 3, Coastal Subdivision, located at 6102 W. Expressway 83. Applicant: Trimani Investments Harlingen LLC. Attachment **(Planning & Development)**
- d) Consideration and possible action to adopt an ordinance on second and final reading for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 1505 Thacker Lane, bearing a legal description of Lots 14 and 15, Block 3, Oak Ranch Estates Subdivision Phase III. Applicant: John Louis Castillo. Attachment **(Planning & Development)**
- e) Consideration and possible action to adopt an ordinance on second and final reading for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 910 Morgan Boulevard, Suite B, bearing a legal description of Lots 8-9-10-11, Rio Land Subdivision. Applicant: Anthony Aguilar. Attachment **(Planning & Development)**
- f) Consideration and possible action to approve the installation of speed humps in the following location(s): **(This item was requested by Commissioner Frank Morales and Commissioner Rene Perez)**
 - 1. 1200/1300 Block of South "J" Street
 - 2. Paloma Lane between Business 83 and Garcia's Lane
 - 3. Palm Vista Dr. between Beckham Rd. and Palmetto Dr.
- g) Consideration and possible action to approve a resolution accepting the Federal Aviation Administration (FAA) anticipated Grant Offer No. 3-48-0101-080-2024 for \$1,128,000.00 for the Air Traffic Control Tower Project at Valley International Airport. Attachment **(Airport)**
- h) Consideration and possible action to approve a resolution accepting the Federal Aviation Administration (FAA) Anticipated Grant Offer No. 3-48-0101-081-2024 for \$3,821,832.00 for the Air Traffic Control Tower Project at Valley International Airport. Attachment **(Airport)**
- i) Consideration and possible action to approve the renewal of the Government Lease Document N62467-87-RP-00006 for use of 15.0 acres of land located at 1300 Fair Park Blvd., Harlingen, TX, currently used by the Navy Operational Support Center (NOSC) for a term beginning January 1, 2025, and ending December 31, 2025. Attachment **(Parks & Recreation)**
- j) Consideration and possible action to approve the list of items for the City's second auction. Attachment **(Public Works)**
- k) Consideration and possible action to approve the removal and disposal of approximately 13,000 square feet of Asbestos-containing textured material at Casa Del Sol and to award contract to R.L. Abatement, Inc. for \$109,000. Attachment **(Public Works)**
- l) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas Preservation Trust Fund. Attachment **(Special Projects Department)**
- m) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas A&M Forest Service 2024 Community Forestry Grant Program. Attachment **(Special Projects Department)**
- n) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas Health and Human Services – Zoonosis Control

Animal-Friendly Spay and Neuter Grant Program for cats and dogs. Attachment (**Special Projects Department**)

- o) Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award from the U.S. Department of Justice - FY24 Edward Byrne Memorial Justice Assistance Grant. Attachment (**Special Projects Department**)
- p) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas Commission on Environmental Quality – Governmental Alternative Fuel Fleet Grant Program. Attachment (**Special Projects Department**)
- q) Consideration and possible action to approve a request to close the following streets for the 2025 Jackson Street Market Days to be held the first Saturday of each month from 9:00 a.m. to 3:00 p.m. Attachment (**Police**).

Northside Intersection of Van Buren Avenue / West Street
Alleyway at the 100 Block of South West Street.

Eastside Intersection of Jackson Avenue / "C" Street

Southside Intersection of Commerce Street / Monroe Avenue

Place DETOUR sign at Commerce Street / Monroe Avenue to send traffic eastbound onto Monroe Avenue.

Southside Intersection of "B" Street / Monroe Avenue.

Southside and Northside Intersections of the 100 Block of North and South Commerce Streets and the alleyway.

Northside intersection of Commerce Street / Van Buren Avenue.

Place DETOUR sign at Commerce Street / Van Buren Avenue to send traffic eastbound onto Van Buren Avenue.

North and South side Intersections of Jackson Avenue and "A" street, 1st, 2nd, and 3rd Streets

Westside Intersection of Jackson Avenue / 4th Street.

The North Commerce vehicular southbound traffic will be re-routed eastbound onto Monroe Avenue and the South Commerce vehicular northbound traffic will be re-routed eastbound onto Van Buren Ave.

The barricades are to be set up on the streets at 5:00 a.m. and removed from the streets at 4:00 p.m. on the day of each event.

- r) Consideration and possible action to approve a request from the Harlingen Marathon Events Committee to close the following streets/intersections mentioned in Exhibit "A", Sunday, February 9, 2025 from 6:30 a.m. to 2:00 p.m. for the Marathon Event. Attachment (**Police**)

- 8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Commission members, or the City Manager.*

- a) City Manager's Report
- b) Staff Reports

- 9) **Public Hearings:** At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.

- a) Public hearing for a rezoning request from Not-Designated ("N") District to General Retail ("GR") District for a 2.273-acre tract of land out of the extreme northwest corner of Block 176, Adams Gardens Subdivision "C", located at the southeast corner of Bass Boulevard (FM 800) and Palis Drive. Applicant: AEC Engineering c/o LS Contractors Specialist, Inc. Attachment **(Planning & Development)**
 - b) Public hearing for a rezoning request from Light Industry ("LI") District to Planned Development ("PD") District to allow 32 ft. wide streets with 50 ft. right-of-way and smaller lot sizes for a 393-lot single family development on a property bearing a legal description for a 73.69 acre tract of land, more or less, out of and forming a part of Blocks 28, 36 and 37, Palmetal Subdivision, located along the south side of Grimes Avenue approximately 6,500 feet east of Loop 499. Applicant: Francisco Arriaga, c/o Solid Development Inc. Attachment **(Planning & Development)**
 - c) Public hearing for the voluntary annexation of a 479.25-acre tract of land out of Survey 279, and all the existing right-of-way from the three county roads adjacent to the subject property also known as Bob Youker Street from Rio Hondo Road to Woodall Avenue, Woodall Avenue from Bob Youker Street west 764.44 feet and the unnamed County right-of-way along the east side of the subject property, located along the north side of Rio Hondo Road approximately 8,540 feet east of Loop 499. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- 10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

- a) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Not-Designated ("N") District to General Retail ("GR") District for a 2.273-acre tract of land out of the extreme northwest corner of Block 176, Adams Gardens Subdivision "C", located at the southeast corner of Bass Boulevard (FM 800) and Palis Drive. Applicant: AEC Engineering c/o LS Contractors Specialist, Inc. Attachment **(Planning & Development)**
- b) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Light Industry ("LI") District to Planned Development ("PD") District to allow 32 ft. wide streets with 50 ft. right-of-way and smaller lot sizes for a 393-lot single family development on a property bearing a legal description for a 73.69 acre tract of land, more or less, out of and forming a part of Blocks 28, 36 and 37, Palmetal Subdivision, located along the south side of Grimes Avenue approximately 6,500 feet east of Loop 499. Applicant: Francisco Arriaga, c/o Solid Development Inc. Attachment **(Planning & Development)**
- c) Consideration and possible action to adopt an ordinance on first reading for the voluntary annexation of a 479.25-acre tract of land out of Survey 279, and all the existing right-of-way from the three county roads adjacent to the subject property also known as Bob Youker Street from Rio Hondo Road to Woodall Avenue, Woodall Avenue from Bob Youker Street west 764.44 feet and the unnamed County right-of-way along the east side of the subject property, located along the north side of Rio Hondo Road approximately 8,540 feet east of Loop 499. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- d) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow an unmanned battery storage facility in a Light Industry ("LI") District located at 1335 Memphis Street, bearing a legal description of the East 6.604 acres out of Block 3, Paul Hill Subdivision. Applicant: Ravenvolt, Inc. Attachment. **(Planning & Development)** *(This item was tabled during the December 18, 2024 meeting).*

- e) Consideration and possible action to authorize the city manager to submit a letter to the Cameron County Judge to request authorization to annex Chester Park Road from the intersection of Palm Court Drive to approximately 220 feet north of the US Expressway 83 frontage road. Applicant: City of Harlingen. Attachment (**Planning & Development**)
- f) Consideration and possible action to authorize the Public Works Director to purchase a 2025 Ford F150 XL Super Cab vehicle for \$36,823.00, to replace Unit No. 328, a Public Buildings Unit deemed to be a total loss. Attachment (**Public Works**)
- g) Consideration and possible action to approve an extension on the contract between the City of Harlingen and Dr. Robert Kellogg, DVM to continue providing services to the Harlingen Animal Shelter. Attachment (**Health Dept.**)
- h) Consideration and possible action to accept or deny a donation offered by the Lt. Thomas Barlow Chapter National Society Daughters of the American Revolution for two (2) 30-gallon sized native trees to be planted at Pendleton Park Veterans Memorial. Attachment (**Parks & Recreation**)
- i) Consideration and possible action to approve a three-year Lease Agreement with RGV Pro Soccer Project Organization for the Use of the field and facilities at the Harlingen Field. Attachment (**Parks & Recreation**)
- j) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas Parks and Wildlife Recreational Trails Program. Attachment (**Special Projects Department**)
- k) Consideration and possible action to approve a resolution authorizing the City Manager to submit a planning grant application to the Rio Grande Valley Metropolitan Planning Organization FY 2025 – 2027 Transportation Alternatives Set-Aside (TASA) Grant Program. Attachment (**Special Projects Department**)
- l) Consideration and possible action to approve a resolution authorizing the City Manager to submit a construction grant application to the Rio Grande Valley Metropolitan Planning Organization FY 2025 – 2027 Transportation Alternatives Set-Aside (TASA) Grant Program. Attachment (**Special Projects Department**)
- m) Consideration and possible action to authorize the City Manager to submit the participation form to enter into the Kroger Opioid Settlement. Attachment (**City Manager**)
- n) Discussion and possible action to appoint a Chief of Police Review Committee for the position of Chief of Police for the City of Harlingen. (**City Manager**)

11) **Board Appointments:**

Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws.

Airport

Animal Shelter Advisory Committee

Audit Committee (Terms expire in June)

Charter Review Committee (Ad Hoc)

Civil Service Commission

Community Development Advisory Board (1)

Construction Board of Adjustments (4)

Convention & Visitors Bureau

Development Corporation of Harlingen, Inc.

Downtown Improvement Board

Golf Course Advisory Board

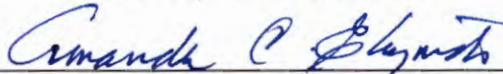
Harlingen Community Improvement Board

Harlingen Housing Authority Board
Harlingen Finance Corporation (6)
Harlingen Teen and Young Adult Advisory Board (2)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Small Business Committee
Tax Increment Finance Board
Utility Board of Trustees (1)
Veterans Advisory Board
Zoning Board of Adjustment (2)

- 12) **Executive Session:** *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*
- a) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1-A) to seek advice about reasonably contemplated litigation. **(City Attorney)**
 - b) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1-A) to seek advice reasonably contemplated litigation. **(City Attorney)**
- 13) **Action on Executive Session Items:** The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.
- a) Consideration and possible action on items 12 (a) and (b), as discussed in executive session.
- 14) **Adjournment:**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **FRIDAY, JANUARY 10, 2025** at or before 4:15 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 10th day of JANUARY, 2025


Amanda C. Elizondo, City Secretary